

UNIT G

AERODROME

BUSINESS PARK

NEXT GENERATION LOGISTICS FACILITY
SUSTAINABLE BY DESIGN





120,300 SQ FT



5.72 ACRE ENTRANCE SITE
In an Access Controlled, Secure Park



SWIFT CONNECTIVITY TO
M50, N4, N7 & N81



14 M
CLEAR INTERNAL HEIGHT



40 M - 73 M
YARD DEPTHS



10 DOCK LEVELLERS
4 EURO DOCK LEVELLERS
2 LEVEL ACCESS DOORS



120,300 SQ FT

ACCOMMODATION

FLOOR	SQ M	SQ FT
Warehouse (incl. marshalling office)	10,264	110,479
Ground Floor Offices & Staff Facilities	301	3,245
First Floor Offices	306	3,288
Second Floor Offices	306	3,288
TOTAL	11,177	120,300

Measurement Application – Gross External.



3 STOREY
CAT A OFFICES
AND STAFF
FACILITIES



1 X 8 PERSON
PASSENGER
LIFT



1 MARSHALLING
OFFICE & STAFF
FACILITIES



108 CAR
PARKING
SPACES



13 HGV
PARKING
SPACES



56 BICYCLE
SPACES



SUSTAINABILITY

IPUT Real Estate Dublin is dedicated to the delivery of the highest sustainability credentials for new logistics space in Ireland.

TARGETING



LEED GOLD

BER RATING





120,300 SQ FT

UNIT G

AERODROME

BUSINESS PARK



ELECTRIC CAR (EV) CHARGING STATIONS

Supporting a low-emission commute, up to 10% of car parking spaces can have EV charging points. Ducting and termination points can be provided to other car parking spaces to provide for future charging points.



RENEWABLE ENERGY

On-site Renewable energy production using roof mounted Photovoltaic solar panels. Advanced sub-metering infrastructure for ongoing energy management and verification. NZEB (Nearly Zero Energy Building) compliant fabric and MEP design.



LED LIGHTING

High efficiency LED lighting system with daylight harvesting and occupancy controls. Interior and exterior LED light fittings reduce energy costs.



RECYCLING

Dedicated space for storage and collection of recyclables to reduce environmental impact.



RAINWATER HARVESTING

Rainwater harvesting system to reduce potable water consumption.



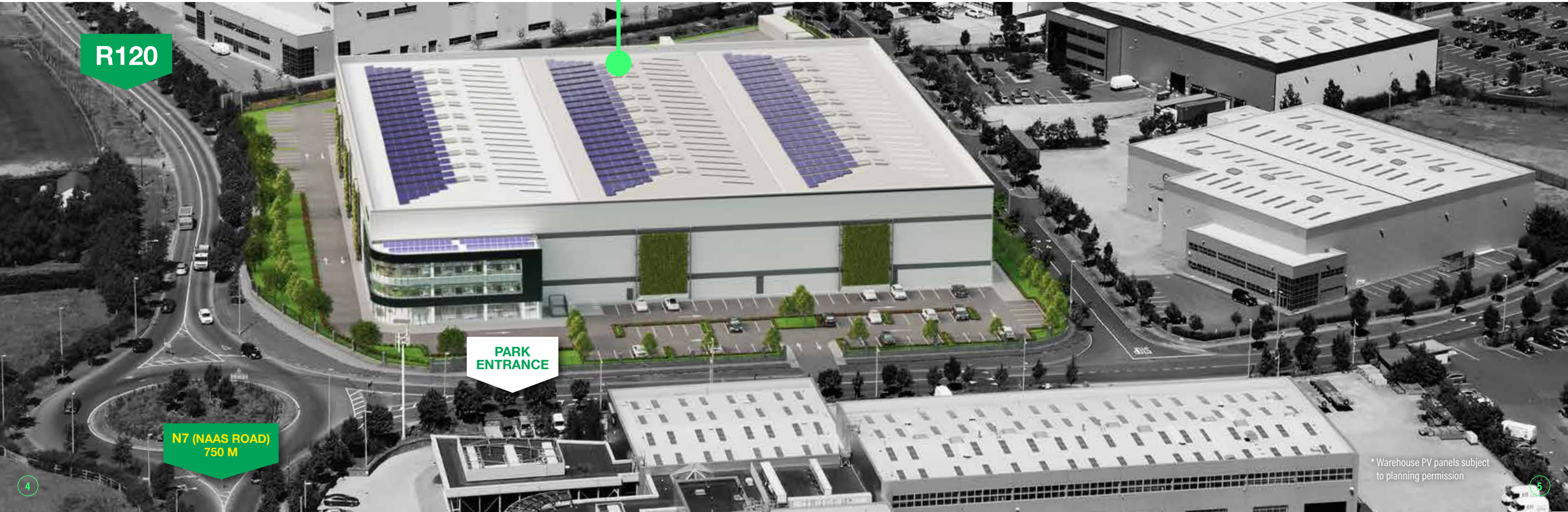
ENERGY EFFICIENT BUILDING ENVELOPE

Advanced building envelope to improve thermal performance.



ENERGY USAGE MONITORING

Energy usage monitors installed in warehouse to ensure efficiencies are identified and implemented.



* Warehouse PV panels subject to planning permission

SITE PLAN

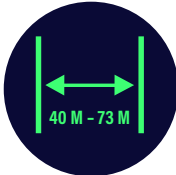
SPRINKLER
TANK POSITION
(Optional)

1 LEVEL
ACCESS DOOR

MARSHALLING OFFICE
and staff facilities

14 M CLEAR
INTERNAL HEIGHT

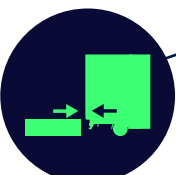
108 CAR PARKING
SPACES



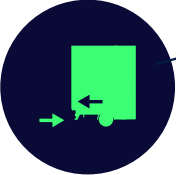
40 M - 73 M
YARD DEPTHS



13 HGV
SPACES



4 EURO DOCK
LEVELLERS
10 DOCK LEVELLERS



1 LEVEL
ACCESS DOOR



56 BICYCLE SPACES



3 STOREY CAT A OFFICES
AND STAFF FACILITIES



AERODROME BUSINESS
PARK ENTRANCE



SWIFT CONNECTIVITY TO
M50 Motorway, N4, N7, N81
Dublin Airport and The Port Tunnel

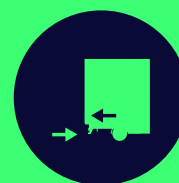


14 M
CLEAR INTERNAL
HEIGHT

FM1 CLASS WAREHOUSE FLOOR

REACH TRUCKS CAN OPERATE AT ABOVE
13 M WITHOUT SIDE-SHIFT

UDL 75kN/m²



2 FULL HEIGHT
LEVEL ACCESS DOORS



4 EURO DOCK
LEVELLERS



10 DOCK
LEVELLERS



TRANSLUCENT AOV'S
(Smoke vents) to maximise
natural light



10% TRANSLUCENT
ROOF LIGHTS
% Can be increased,
if required



STRATEGICALLY CONNECTED

Situated at the entrance of a prime, established Park located in South West Dublin, just 1 minute drive time from the N7 (Naas Road).



The Park affords excellent access to the national roads network and the N7 links Dublin with Cork, Limerick and Waterford.

DRIVE TIMES



	MINUTES
N7 (Naas Road)	1
Outer Ring Road (R136)	4
N4 (Lucan By-Pass)	12
N81 (Tallaght By-Pass)	8
M50 Motorway Junction 9	7
Dublin International Airport	20
Dublin Port Tunnel	21
Dublin City Centre	23

Source: Google Maps without traffic

PEOPLE



>1.33
Million People

within 30 minutes
drive of Aerodrome
Business Park



GPS: 53.29046, -6.46626



Secure, privately managed park



24 Hour access available, 365 Days a year

As the largest owner of logistics space in Dublin, our ambition is to create exceptional buildings that set new standards in design and sustainability in order to attract best-in-class occupiers and contribute positively to communities in which we work. We are proud to have an international reputation for quality in everything we do. By investing in sustainable buildings and the public realm we aim to deliver buildings that make a positive contribution to the social and cultural fabric of Dublin.

IPUT plc owns a substantial logistics portfolio extending to over 2.5 million sq ft and comprising 31 properties which are situated in strategic distribution locations across Dublin.

Existing occupiers in the portfolio include BWG, DB Schenker, DHL, Dunnes Stores, IKEA, Geodis, Musgraves, Nightline Logistics, Sonas Bathrooms and Uniphar.

For more details visit iput.com



Pictured above, clockwise from top left: 14/16 Blanchardstown Corporate Park (212,000 sq ft); 1 Dublin Airport Logistics Park (184,886 sq ft); Damastown Business Park (325,000 sq ft); 1 Rosemount Business Park (273,201 sq ft); 103 Northwest Business Park (134,484 sq ft); 4045 Citywest Business Campus (229,036 sq ft).

PROFESSIONAL TEAM

ARCHITECTS:	TOT ARCHITECTS
STRUCTURAL ENGINEERS:	OCSC
QUANTITY SURVEYORS:	KSN
M&E ENGINEERS:	BAKER O'REILLY
SUSTAINABILITY CONSULTANTS:	METEC CONSULTING ENGINEERS
FIRE & DAC:	PRO-FIRE

LETTING AGENT



Philip Harvey
T: +353 1 453 2755
E: pharvey@harvey.ie
harvey.ie

PSRA Lic. No. 002027

TARGETING



LEED GOLD

BER RATING



DISCLAIMER

These particulars are set out as a general outline for potential tenants and whilst every care has been taken in their preparation, they do not constitute an invitation to treat, or an offer or contract of any kind. All descriptions, floor areas, site areas, dimensions, plans, maps, computer generated images, references to condition, permissions or licences of use or occupation, access and other details, are for guidance purposes only and may be subject to change. The particulars and information are given in good faith and are believed to be correct, but any intending tenant should not rely upon them as statements or representations of fact, and is specifically advised to satisfy themselves as to their accuracy by carrying out their own due diligence at their own expense. No employee or principal of William Harvey Ltd t/a HARVEY has any authority to make or give any representation or warranty in respect of the property and no liability will be accepted in respect of any loss suffered by any intending tenant or third party arising out of these particulars or information. Rents are quoted exclusive of outgoings, VAT and any other applicable taxes that the tenant will be liable for.

All images depicting Unit G Aerodrome Business Park are CGI's (Computer Generated Images).

AERODROME BUSINESS PARK.COM

IPUT REAL ESTATE
DUBLIN

UNIT Q

AERODROME

BUSINESS PARK

NEXT GENERATION LOGISTICS FACILITY
SUSTAINABLE BY DESIGN





161,700 SQ FT



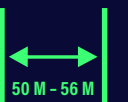
7.8 ACRE SITE
In an Access Controlled, Secure Park



SWIFT CONNECTIVITY TO
M50, N4, N7 & N81



14 M
CLEAR INTERNAL HEIGHT



50 M - 56 M
YARD DEPTHS



14 DOCK LEVELLERS
4 EURO DOCK LEVELLERS
2 LEVEL ACCESS DOORS



161,733 SQ FT

ACCOMMODATION

FLOOR	SQ M	SQ FT
Warehouse (incl. marshalling office)	13,699	147,454
Ground Floor Offices & Staff Facilities	382	4,115
First Floor Offices	425	4,575
Second Floor Offices	425	4,575
Plant Level	94	1,014
TOTAL	15,025	161,733

Measurement Application - Gross External.



3 STOREY
CAT A OFFICES
AND STAFF
FACILITIES



1 X 8 PERSON
PASSENGER
LIFT



1 MARSHALLING
OFFICE & STAFF
FACILITIES



151 CAR
PARKING
SPACES



26 HGV
PARKING
SPACES



74 BICYCLE
SPACES



SUSTAINABILITY

IPUT Real Estate Dublin is dedicated to the delivery of the highest sustainability credentials for new logistics space in Ireland.

TARGETING



ELECTRIC CAR (EV) CHARGING STATIONS

Supporting a low-emission commute, up to 10% of car parking spaces can have EV charging points. Ducting and termination points can be provided to other car parking spaces to provide for future charging points.



RAINWATER HARVESTING

Rainwater harvesting system to reduce potable water consumption.



ENERGY EFFICIENT BUILDING ENVELOPE

Advanced building envelope to improve thermal performance.



ENERGY USAGE MONITORING

Energy usage monitors installed in warehouse to ensure efficiencies are identified and implemented.



RENEWABLE ENERGY

On-site Renewable energy production using roof mounted Photovoltaic solar panels. Advanced sub-metering infrastructure for ongoing energy management and verification. NZEB (Nearly Zero Energy Building) compliant fabric and MEP design.




LED LIGHTING

High efficiency LED lighting system with daylight harvesting and occupancy controls. Interior and exterior LED light fittings reduce energy costs.



RECYCLING

Dedicated space for storage and collection of recyclables to reduce environmental impact.



161,733 SQ FT

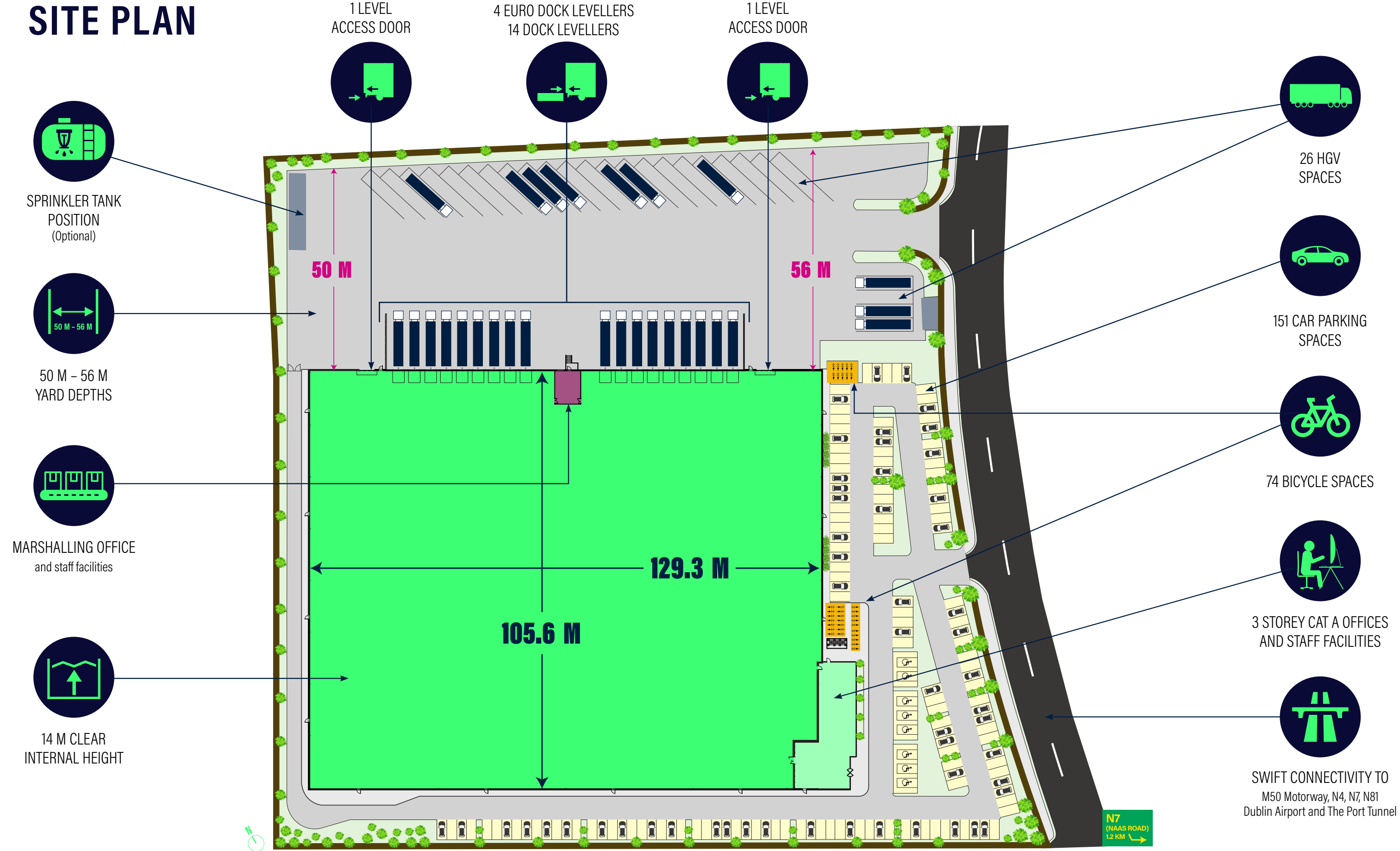
UNIT Q
AERODROME
BUSINESS PARK

PARK ENTRANCE

N7 (NAAS ROAD)
750 M

* Warehouse PV panels subject to planning permission

SITE PLAN



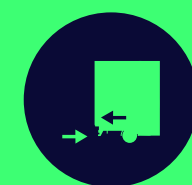


14 M
CLEAR INTERNAL
HEIGHT

FM1 CLASS WAREHOUSE FLOOR

REACH TRUCKS CAN OPERATE AT ABOVE
13 M WITHOUT SIDE-SHIFT

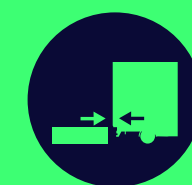
UDL 75kN/m²



2 FULL HEIGHT
LEVEL ACCESS DOORS



4 EURO DOCK
LEVELLERS



14 DOCK
LEVELLERS



TRANSLUCENT AOV'S
(Smoke vents) to maximise
natural light

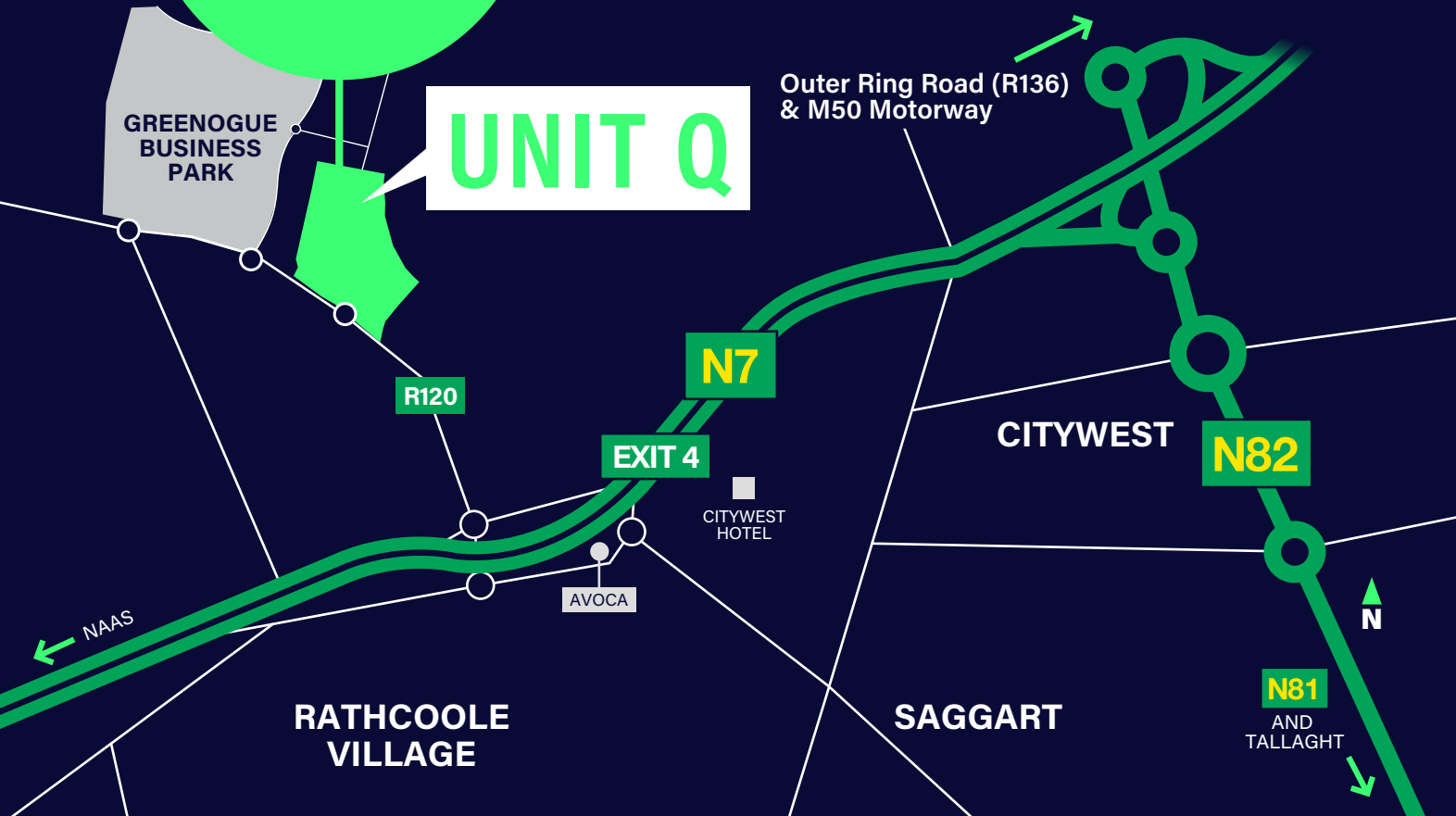


10% TRANSLUCENT
ROOF LIGHTS
% Can be increased,
if required



STRATEGICALLY CONNECTED

Prime, established Park located in South West Dublin, just 1 minute drive time from the N7 (Naas Road).



The Park affords excellent access to the national roads network and the N7 links Dublin with Cork, Limerick and Waterford.

DRIVE TIMES



	MINUTES
N7 (Naas Road)	1
Outer Ring Road (R136)	4
N4 (Lucan By-Pass)	12
N81 (Tallaght By-Pass)	8
M50 Motorway Junction 9	7
Dublin International Airport	20
Dublin Port Tunnel	21
Dublin City Centre	23

Source: Google Maps without traffic

PEOPLE



>1.33

Million People

within 30 minutes
drive of Aerodrome
Business Park



GPS: 53.29438, -6.46610



Secure, privately managed park



24 Hour access available, 365 Days a year

As the largest owner of logistics space in Dublin, our ambition is to create exceptional buildings that set new standards in design and sustainability in order to attract best-in-class occupiers and contribute positively to communities in which we work. We are proud to have an international reputation for quality in everything we do. By investing in sustainable buildings and the public realm we aim to deliver buildings that make a positive contribution to the social and cultural fabric of Dublin.

IPUT plc owns a substantial logistics portfolio extending to over 2.5 million sq ft and comprising 31 properties which are situated in strategic distribution locations across Dublin.

Existing occupiers in the portfolio include BWG, DB Schenker, DHL, Dunnes Stores, IKEA, Geodis, Musgraves, Nightline Logistics, Sonas Bathrooms and Uniphar.

For more details visit iput.com



Pictured above, clockwise from top left: 14/16 Blanchardstown Corporate Park (212,000 sq ft); 1 Dublin Airport Logistics Park (184,886 sq ft); Damastown Business Park (325,000 sq ft); 1 Rosemount Business Park (273,201 sq ft); 103 Northwest Business Park (134,484 sq ft); 4045 Citywest Business Campus (229,036 sq ft).

PROFESSIONAL TEAM

ARCHITECTS:	TOT ARCHITECTS
STRUCTURAL ENGINEERS:	OCSC
QUANTITY SURVEYORS:	KSN
M&E ENGINEERS:	BAKER O'REILLY
SUSTAINABILITY CONSULTANTS:	METEC CONSULTING ENGINEERS
FIRE & DAC:	PRO-FIRE

LETTING AGENT



Philip Harvey
T: +353 1 453 2755
E: pharvey@harvey.ie
harvey.ie

PSRA Lic. No. 002027

TARGETING



DISCLAIMER

These particulars are set out as a general outline for potential tenants and whilst every care has been taken in their preparation, they do not constitute an invitation to treat, or an offer or contract of any kind. All descriptions, floor areas, site areas, dimensions, plans, maps, computer generated images, references to condition, permissions or licences of use or occupation, access and other details, are for guidance purposes only and may be subject to change. The particulars and information are given in good faith and are believed to be correct, but any intending tenant should not rely upon them as statements or representations of fact, and is specifically advised to satisfy themselves as to their accuracy by carrying out their own due diligence at their own expense. No employee or principal of William Harvey Ltd t/a HARVEY has any authority to make or give any representation or warranty in respect of the property and no liability will be accepted in respect of any loss suffered by any intending tenant or third party arising out of these particulars or information. Rents are quoted exclusive of outgoings, VAT and any other applicable taxes that the tenant will be liable for.

All images depicting Unit Q Aerodrome Business Park are CGI's (Computer Generated Images).

AERODROME BUSINESS PARK.COM

IPUT REAL ESTATE
DUBLIN